

**CITY OF MILPITAS
SENIOR ADVISORY COMMISSION**

Minutes:	Senior Advisory Commission
Date of Meeting:	June 17, 2003
Place of Meeting:	Milpitas City Hall, Committee Meeting Room

**I. CALL TO ORDER
& PLEDGE**

Chairperson Weisgerber called the meeting to order at 1:30PM and the Pledge of Allegiance was recited.

Commissioners Present: Mary Banick, Jim Burns, Bal Daquigan, Steve Lu, Bakshish Sandhu, Albert Wang, Joanne Wood and Denny Weisgerber.

Commissioners Absent: Carlos Fabregas.

Alternates Present: Frances Woodworth was seated for Commissioner Fabregas.

Council Liaison: Councilmember Althea Polanski.

Staff Present: Kathleen Yurchak, Recreation Services Supervisor

II. ADOPTION OF AGENDA

MOTION: to adopt the Agenda.

M/S: Lu/Woodworth

Ayes: Unanimous

III. MINUTES

MOTION: to approve the Minutes of the May 20, 2003, Senior Advisory Commission meeting.

M/S: Wood/Daquigan

Ayes: Unanimous

IV. FINANCIAL REPORT

Recreation Services Supervisor, Yurchak read through the Financial Report. She reported that the new camera was already used at the recent Senior Health Faire. The camera is kept in the safe at the Senior Center.

MOTION: to approve the Financial Report as presented.

M/S: Wang/Woodworth

AYES: Unanimous

V. CITIZEN FORUM

Ed Connor, President of the Milpitas AARP, wished Commissioner Jim Burns a Happy Birthday and thanked him for all he has done.

**SENIOR ADVISORY COMMISSION
June 17, 2003**

Mayor Jose Esteves stated that he was pleased his schedule has allowed him to attend the Senior Advisory Commission meeting. He reported that the Council has been very active with the new Senior Center that will soon be a reality. He thanked the Chair of the Subcommittee and the Commission for all their hard work on the Senior Center.

Joyce Dovlet, Nutrition Site staff, expressed concern with the unacceptable noise levels coming from the various activities at the Senior Center. She suggested that when there is entertainment, all the tables should be taken away and the chairs placed in auditorium style so that everyone sits together as an audience.

Mr. Arthur Swanson, 311 Carnegie Drive, suggested that a kitchen-equipped module be placed at the Senior Center.

At the end of the meeting, Commissioner Banick reported that on June 6, at Cardoza Park, Recreation staff held the annual volunteers' recognition event, a barbecue, to show their appreciation to all those persons who did volunteer work during April 2000 to March 2003. Staff did a great job.

VI. ANNOUNCEMENTS/ CORRESPONDENCE

Recreation Services Supervisor, Yurchak presented a Certificate of Reappointment to Commissioner Sandhu and thanked her for her commitment to the Commission through Year 2004. Supervisor Yurchak read the remaining announcements as noted on Page 1 of the agenda.

Later in the meeting Chief Lawson reported the following: 1) The City's Megan's Law website is up and operational and is noted as probably the best site in Santa Clara County. He explained that the technology would allow extremely detailed information searches. 2) There are more officers patrolling the City to actively stay visible, as the Office of Homeland Security has directed PD to be more proactive. The City has identified about 51 public or private buildings, i.e. watershed areas, utilities, etc. where security checks are done on each shift at random. 3) Officers are assigned to shopping centers and are required to walk anywhere from 30 to 40 minutes per shift. Traffic has been a problem for the City for many years, so officers are making many traffic stops. This helps to lessen the cruising, and sideshow activity by the young drivers, catches red light runners and those who turn right without stopping. The violation for speeders has only about a 5 mile over the limit tolerance. Many of the undercover officers are now in uniform, so they are more visible to the community. There were many problems recently at graduation due to the large number of people, approximately 4,000 -7,000 present for the 600 graduates.

Visibility of the officers in the City is a deterrent to crime. 4) PD Crime analysis is done every two weeks to review and develop a plan to counteract future crime. 5) Chief Lawson explained the tracking process for sex offenders in the area. They are released back to the areas where they were convicted and have 5 days within which to register. Otherwise, they can get arrested.

VII. OLD BUSINESS

1. Senior Issues Projects Update

Supervisor Yurchak stated there is no update report on the City Council Senior Center Subcommittee. The next meeting of the Subcommittee will be held on Monday, June 23rd and she will have a full report at the next Senior Advisory Commission meeting.

2. Senior Advisory Commissions Projects Updates

Commissioner Woodworth, facilitator of the Housing/Senior Center Task Force stated there was no report.

Commissioner Banick, facilitator of the Services & Programs Task Force, indicated that Mark Rogge, City of Milpitas Civil Engineer, would be reporting today on the Senior Center.

Chair Weisgerber, facilitator of the Transportation Task Force, stated that VTA does not plan to implement service cutbacks or stoppage of lines until at least January 1, 2004. Since this is on hold, there is time to work on the transportation issues.

VIII. NEW BUSINESS

1. Senior Center/Library Proposal Presentation

Mark Rogge, City of Milpitas Civil Engineer, introduced Cindy Maxwell, Senior Center Project and Library Project Administrative Analyst. Mr. Rogge presented an update, referring to wall maps of the plans for the interim Senior Center currently in the bidding stage.

The wall maps showed the location of the modular building in relationship to the existing Sal Cracolice building, and the interior of the modular building with ramps and stairs up to deck level. There are four large classroom areas; two have sound insulation and storage space between the two rooms. Some architectural treatment work will be done on the building so the entry is protected.

After staff receives word back from PG& E, staff could begin to put the schedule together. City Council already approved plans for the modular buildings and on July 1, 2003, staff will go before the City Council to request authorization for the site work which will also be put out to bid. The site work would extend some of the utility lines. Additionally, the garbage bins will be relocated to the back of the building.

The bid opening will be on July 24, and Council will award the contract on August 5, 2003. In the meantime, staff is still working on interior improvements.

Mr. Rogge informed the Commission that the Sal Cracolice building is included in a property purchase agreement, which the City has recently entered into to purchase property around the Elmwood Correctional facility. The Sal Cracolice building is now owned by the City of Milpitas and becomes a community investment. Plans for the Sal Cracolice building will be revisited to see what will be most appropriate since the community will continue to utilize the building after the seniors move out. Mr. Rogge stated he would report back to the Commission when more information is available.

Mr. Rogge presented the Senior Center/Library Proposal. During the needs assessment and space planning programming of the sites, staff realized opportunities worth looking into and this proposal to swap sites between the new library building and the new Senior Center was developed. The Council Subcommittee suggested that staff bring this proposal to each of the Commissions for comments. Staff is still in the planning stages and the design work has not yet begun.

Mr. Rogge explained the reasons for the proposal. Regarding the new library, the space needed is approximately 60,000 square feet; the existing library is about 19,500 square feet. This need would require a two-story building and a parking garage, due to the additional parking needs. When the larger library building is placed on the current library site, a lot of parking space would be lost. If a single-story, 60,000 sq. ft. building is placed on the current site; it eliminates all the open space. Additionally, staff would be pushing the limits to accommodate the needs of the Senior Center at that site.

After those assessments, staff came up with this proposal to renovate the existing Library for occupation by the new Senior Center and consider relocating the new Milpitas Library to 160 No. Main Street; the historic grammar school site. Renovation and restoration to the grammar school to house the new library would allow the City to showcase the historic building.

The existing Library building is a very excellent configuration for a Senior Center and has nearly the same size required for the new Center. It needs a new commercial kitchen and other improvements to turn it into a premiere Senior Center but this

resolves the space constraints for the new Senior Center and also for the new Library. Some of the benefits of the new Library are that the historic building becomes a centerpiece for the library for all residents to enjoy. The Library and parking structure fits into the Midtown Specific Plan. The Library parking structure could be utilized when there are activities that generate a lot of traffic.

Mr. Rogge reported that the bus center would be relocated to the Great Mall, so there will be only one bus line out there. The new Library could move directly into the new location without a temporary location, which would save the City money.

Mr. Rogge explained that other plans were being considered. However, this new plan and proposal presented to the Commission today creates a \$3 million dollar savings to the City.

Mr. Rogge explained some of the detail to the new Library building referring to aerial views.

He then explained some of the detail to the new Senior Center if it were kept on the existing Senior Center site. He referred to the maps and aerial views. In a power point presentation he showed the differences in utilizing the existing Senior Center Site as compared with renovating the existing library building for the new Senior Center. He pointed out that the original intent is to build a new dining and assembly area and expand the kitchen so it could serve in either direction and also to expand the restrooms.

With the proposal being presented today, there is excellent location between the existing parking lot and the building that could accommodate an addition that would not hamper the site. Ideas for the improvements to the building could be a porte-cochere to accommodate drop off and drive through as well as a parking spot for the shuttle bus. The entry to the building would be attractive and welcoming and could lead into the central reception and circulation area.

Pointing out the other wing of the existing Library building, he indicated it is a very large area where all the classrooms could be together. There could be 4 or 5 classrooms, separated by moveable walls. It is conceivable all the classrooms could open up for a large party or a large dance, have a stage and risers for the audience. The same could be done with the other side of the aisle. The library has only one entry but utilized a Senior Center; there could be several entryways, towards the fountain, towards the southward terrace area. He showed the areas where the restrooms, dining and assembly hall is located and where there

could be a kitchen addition. The kitchen addition would be cost-effective and designed to serve not only the facility but it could also be separated for food service to the entire Civic Center site. This would provide a potential revenue opportunity for the City. The area for the kitchen addition could easily accommodate shipping and receiving.

The large windows provide beautiful views of the foothills, the Veteran's Memorial, lots of open space and the outdoor terrace area and provide an overall great location for a Senior Center. He pointed out other design opportunities that could be created for various outdoor activities. This site is centrally located near transportation options and would create another rental opportunity for the City, generating more revenue. Adjacent conveniences were pointed out including the proposed Safeway store next to Staples.

This existing Library site, utilized as the new Senior Center, also honors the senior population by having the seniors, who are the foundation of government and the foundation of the community, right in Civic Center. New programs could also be made available to the Community Center and staff from either the Senior Center or Community Center could work together should a staffing problem arise. Plans for the future BART station would place the station kitty/corner to this site.

Looking at the cost savings, when the City doesn't have to invest rental dollars for a temporary Library, even though there would be additional costs for renovating the historic grammar school to house the new Library, the net savings would be approximately \$2 million dollars. The existing grammar school single-story building was built in 1982; that foundation could not support a 2-story building. A single story building for the new Senior Center is preferred. The savings for not having to build that much addition is in the \$10 million dollar range. The overall savings for this project is approximately \$12 million dollars.

Commissioner Woodworth expressed concern that the street by the existing Library is very narrow and it is difficult for seniors to maneuver their automobiles there. She asked if consideration has been given to making that street a one-way access. Mr. Rogge acknowledged there is a problem with that and went on to say that one of the efforts will be to take care of that front entry, so there is a completely separate lane for the drop off point. Staff will look at the overall circulation for exiting and entering and some thought has been given to having angled parking.

Ed Connor asked if the modulars referred to on the wall maps are essential to have, or could the seniors move into another building, and asked how long it would take to get the seniors into the Library building. Mr. Rogge indicated the time frame is a 5-year plan.

Chair Weisgerber stated that the modulars are necessary and could be utilized at other sites when no longer needed.

In response to another question from Ed Connor, Mr. Rogge stated that the idea is to expand the food service at the Cracolice building and ideally support the nutrition program. Additionally, the community always wants to rent space for meetings, weddings, parties, etc. and that would become another rental facility available which would have a kitchen and a large gathering hall.

Commissioner Woodworth asked if the bond passed in 1998 to build 87 units on the Devries property would affect this proposal, to which Mr. Rogge stated he believes that it does not.

Mr. Connor commented that it would be nice to have a day clinic somewhere in the City but not necessarily located in the Senior Center as the County suggested at last night's Library Commission meeting, but somewhere close to it.

Cindy Maxwell reported that the Library Commission made a recommendation to the Library Subcommittee that they approve this proposal for relocating the Library and the Senior Center. Both the Library Subcommittee and the Senior Facilities Subcommittee reviewed this proposal and stated they would like to hear from the community and from the Commissions. Additionally, on the City's Web Pages, you can find information on the flyer distributed with the meeting agendas with phone numbers to call. You can pass your comments along and staff will make sure Council receives this information before they consider this proposal in August. A community meeting is scheduled for Monday, June 30th in this meeting room on this topic.

Staff's recommendation is that the Commission makes a recommendation to the Senior Facilities Subcommittee for approval of this proposal.

Councilmember Polanski requested that Mr. Rogge explain about the mold at the Senior Center site. Also, she reported that tonight the Council would review the Apton Plaza project.

Mr. Rogge stated that the Apton Plaza project proposes to put in 89 units of housing north of the former senior center site on North Main Street. This will have commercial units on the first floor and

residential units on the second floor. Also a proposal is in for senior housing at the south end of Main Street, so things are beginning to happen along this route in the Midtown area.

There were concerns about how staff will deal with the mold and moisture at the historic building. Mr. Rogge explained that both the historic building and at the existing Library building, before occupancy can occur, will go through the "Clean Building Process" to make sure they are safe for occupancy.

Chair thanked Mr. Rogge and Ms. Maxwell for their presentation.

MOTION: to approve the proposal as presented for the exchange between the Library location and the Senior Center Location; the new Library will be located at the historic grammar school site, 160 N. Main Street and the new Senior Center will be located at the Civic Center in the existing Library building, and that staff proceed with public hearings and presentation to the City Council.

M/S: Lu/Banick
Ayes: Unanimous

2. Consideration of changing the SAC meeting day of the month, frequency of meetings and effective date of changes

Supervisor Yurchak recalled to the Commission that Council member Polanski recommended consideration be given to the 2nd or 4th Tuesday of the month, because the current meeting falls on the same date as the City Council meeting. Also, that having the meeting every other month due to limited agenda items, and that the changes become effective in August vs. January 2004. Chair Weisgerber clarified that the regular meeting would fall on the even numbered months. If an issue of great importance arises, then Chair could call for a special meeting.

MOTION: to set the future Commission meetings to occur on even numbered months, beginning August 2003, on the 4th Tuesday of the month, same time and place.

M/S: Lu/Woodworth
Ayes: Unanimous

IX. OTHER BUSINESS
1. STAFF REPORTS

1.1 Recreation Services

Supervisor Yurchak read through the report on pages 1 and 2 of the agenda.

1.2 Senior Center Nutrition

Roseann Costabile read through the report on page 2 of the agenda. Additionally, she reported that the Center is offering meals on the weekends (some frozen entrees are also being offered). The meals are the same as provided to the "Meals on Wheels" clients. Today, the Willow Glen Chorus Line Dancers provided entertainment. To further promote the nutrition program, volunteers are distributing door hangers in the Sunnyhills apartment complex. Note, receipt and file.

2. LIAISON REPORTS

2.1 City Council

Before Councilmember Althea Polanski gave her report, she thanked the Commission for changing the meeting date. 1) Council has adopted a balanced budget for the City without cutting back services and with no employee layoffs; this is due in large part to the hiring freeze since Year 2002 and a lot of budget cutting from different line items. Council and management are still awaiting more information from the State re the budget and how it will impact the City. 2) An 8th amendment to the Redevelopment Plan, which includes the Midtown Specific Plan. That amendment is now proceeding through public hearings, etc. The City would then have available money from the Redevelopment Plan for the Library and Senior Center Projects. 3) A deal was secured with the County Board of Supervisors to purchase the 35 acres around the Elmwood Correctional Facility. Staff is currently working with K&B builders to plan for 700 homes in that area. As those 35 acres is developed, revenues will be generated for the City. The price was \$130 million dollars over a 20-year period of time. K&B will be paying approximately \$50 million for the area they are purchasing for the development. 4) Vice-Mayor Dixon and Council Member Polanski proposed a flag ordinance before the City Council which was adopted and will be in affect as of July 3. It allows for flag ceremony for other countries in existence since 1954 to date. It allows ground ceremonies at Civic Center, Community Center and flag raising. The ordinance provides for four, United States flags to be flown at Civic Center. 5) There will be only one Council meeting in July, on July 1. 6) Beginning August 5th, Council meetings will begin at 7:00 pm.

**2.2 Council on Aging
Advisory Committee**

Frances Woodworth reported that the President of the local chapter of Self Help for Hard of Hearing (SHHH) wired the Council on Aging meeting room with an excellent sound system. She reported on the June 2nd meeting regarding the hard of hearing.

2.3 AARP

Commissioner Wood reported that the AARP would be meeting at Pioneer Mobile Home Park, 60 Wilson Way on Thursday at 1:30 pm. This is the last meeting of the season but there will be other activities planned.

2.4 Nutrition Site Council

Joyce Dovlet read a brief report; the beginning balance and ending balance remained the same at \$581.02. Note, receipt and file.

**2.5 Parks, Recreation and
Cultural Resources Comm.**

No report.

2.6 Arts Commission

No report.

XI. Adjournment

The next meeting is scheduled for the 4th Thursday of the month, August 26, 2003, at 1:30 pm, in the City Hall Committee Meeting Room.

Respectfully submitted,
Vicki Lindeman
Commission Secretary ProTem